



**701, 1940 Parkside Way E
Coaldale, Alberta**

MLS # A2296816



\$525,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Fridge, Induction stove, OTR microwave, Window coverings, garage door opener and controls, Dishwasher, A/C

This stunning 4-bedroom, 3-bathroom 55+ condo offers a perfect blend of luxury and functionality located in the desirable town of Coaldale. With meticulous attention to detail and high-quality finishes, this home is designed for those who appreciate an upscale lifestyle with minimal upkeep. Open Concept Living: The spacious layout with 9' ceilings allows for seamless flow between the living, dining, and kitchen area.: The Kitchen features upgraded Quartz Countertops, a coffee bar area, an oversized island providing ample space for meal prep. Corian sink up, large corner pantry, high end appliances including an induction stove. Vinyl Plank Flooring: The continuous luxury vinyl plank flooring throughout the main level not only looks beautiful but is also easy to maintain, making it perfect for an active lifestyle. There are 3 full bathrooms, 2 main floor baths hosts 5' walkin showers and a 4 piece bathroom in the basement. You will love the oversized familyroom in the basement and a separate storage room. There are garden doors off to a covered deck overlooking the pond and walking trails. Other feaues of the home are pot lights throughout, large heated attached garage, custom blinds, central airconditioning, and New Home Warranty. This home is immaculate and pride of ownership is apparent. Don't miss this opportunity and reach out to your Realtor to view.